



# CITY OF NORMAN

## Development Review Form

### Transportation Impacts

**DATE:** October 19, 2015

**CONDUCTED BY:** David R. Riesland, P.E.  
City Traffic Engineer

**PROJECT NAME:** Hatcher Addition Preliminary Plat

**PROJECT TYPE:** Commercial

Owner: Nancy Guerra and Don Hatcher  
Developer's Engineer: Priority Land Surveying, LLC  
Developer's Traffic Engineer: N/A

#### **SURROUNDING ENVIRONMENT (Streets, Developments)**

The property surrounding this proposed addition is commercial to the southwest, office to the east and north, and high-density residential to the south and west. Brooks Street is the main east/west roadway. 24th Avenue SW is the main north/south roadway.

#### **ALLOWABLE ACCESS:**

Proposed access to 24th Avenue SW and Brooks Street is in accordance with Section 4018 of the City's Engineering Design Criteria.

#### **EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)**

24th Avenue SW: 4 lanes (existing and future). Speed Limit—35 mph. No sight distance problems. No medians.

Brooks Street: 2 lanes (existing and future). Speed Limit—25 mph. No sight distance problems. No medians.

**ACCESS MANAGEMENT CODE COMPLIANCE:** YES ☒ NO ☐

Proposed number of access points for the development is in compliance with what is allowed in the subdivision regulations.

#### **TRIP GENERATION**

	Total	In	Out
Weekday	1,160	580	580
A.M. Peak Hour	30	18	12
P.M. Peak Hour	96	46	50

**TRANSPORTATION IMPACT STUDY REQUIRED?** YES ☐ NO ☒

Being slightly below the threshold for when a traffic impact study is required, no traffic impact study was submitted with this application. The development is proposed for location on the northeast corner of the intersection of 24<sup>th</sup> Avenue SW and Brooks Street. Traffic capacities on the existing streets exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

**RECOMMENDATION:** APPROVAL ☒ DENIAL ☐ N/A ☐ STIPULATIONS ☐

*Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.*

Since the development, as proposed, generates less than 100 peak hour trips, this development was not required to submit a traffic impact study. The development will be served by a single access point along 24<sup>th</sup> Avenue SW and a single access point along Brooks Street. Driveway spacing meets the City requirements in the Engineering Design Criteria.